

30 JUN 1977

MEMORANDUM FOR THE RECORD

SUBJECT: [REDACTED]

STATINTL

1. A project status meeting was held in Jim Stewart's office at 1000 hours on 22 June 1977. Attendees were:

- a. James B. Stewart, Acting Director,  
Construction Management Division (CMD), GSA
  - b. Walter E. Huber, Operations Branch,  
CMD, GSA
  - c. Ronald N. Marriotti, District Manager,  
CMD, GSA
  - d. Frank L. Miles, Operations Branch,  
CMD, GSA
  - e. Dale Gothschalk, Project Development,  
CMD, GSA
  - f. [REDACTED]
  - g. [REDACTED]
  - h. [REDACTED]
- CIA
- CIA

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2. Tony outlined the agenda for discussion included in the subject line and inquired about the status of the A&E selection for Project SAFE. Mr. Miles indicated that the three top A&E firms recommended have been sent to the Administrator of General Services. It is expected that the designated A&E will be on board by 21 July 1977, the design complete by 28 September, and construction completed by 1 March 1979. Hank described the necessity of obtaining outside space in order to make the construction area available, and indicated that the bulk of construction money would be available in FY 1978. Tony said that this money would be available in October 1977. Frank indicated that the construction contract could be awarded by February 1978. Jim Stewart asked who the three A&E's were and Frank indicated that he would get that information today (22 June 1977) even though he did not have it at the moment. Hank rolled out the SAFE/ADSTAR floor plan and described the relationship between SAFE requirements, the UPS requirements, the ADSTAR requirements

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and the C Vault relative location. He indicated that the 17,615 square feet in the machine area would be scaled down to approximately 17,000 square feet by virtue of the fact that the corridor wall would not be moved as originally considered because of safety considerations. He also described ADSTAR'S requirement of approximately 4,000 square feet on the first floor containing diskettes, minicomputers, readers, etc. This space should require approximately 1,000 square feet of raised floor with approximately 40 tons of air-conditioning. In addition to the \$1.2 million for Project SAFE, the funding requirement for ADSTAR was put on a magnitude of \$200,000. GSA was asked if this additional work could be included in the SAFE design package. Jim Stewart indicated that this was no problem, but that a rapid turnaround on scope adjustment would be required. Mr. Stewart asked Frank if his management plan had been integrated with [REDACTED] explanation of the need for outside space indicating that there was a need for Public Buildings Service to understand the link between construction and space management. Frank answered this question in the affirmative.

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3. The next question was what is the time frame on the 500 square feet of temporary ADSTAR space. Walt asked about the 500 square feet of photo laboratory addition which Hank had described as an interim requirement. Hank indicated that the addition would be required about 1 year before the final construction. Walt felt that this would complicate the A&E process considerably. This led to a general discussion with the conclusion that a term A&E would perhaps do the interim addition leaving the SAFE A&E to do SAFE and ADSTAR permanent construction. Jim Stewart, when questioned, stated that "we can take your money" referring to the possibility of advance funding using this year's funds. This process would entail language identifying "incomplete scope" on the 2957 with the amount forwarded indicated in blanks 14a and 14c.

4. On the subject of the 2500 kW generator project, it was explained that the need for an additional machine had required some redesign and a delay getting contractor bids on installation of the first machine. The A&E, Mr. Ken [REDACTED], has indicated to Frank that he will have a revised plan back to GSA in 2 weeks enabling bids to be taken in 3

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months. GSA is to break down the fixed price estimate indicating what portion is associated with the first generator, the second generator, and what is common to both in order for this Agency to identify the appropriate source of funds to cover each requirement.

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5. [REDACTED] 38  
contract [REDACTED] left at GSA for this project. Regarding the \$200,000 required for the outside air modifications already designed by [REDACTED] and recommended by them for construction, Frank indicated that from the standpoint of GSA it looked like a good project. Tony asked if GSA or CIA should logically pay for it. Jim Stewart stated that, in his opinion, if the payback looked good GSA should pay for it and that he would recommend it. He indicated that it would have to be compared to the relative paybacks of other Agency's since the funds available to GSA for work of this nature would logically have to be applied to the projects having the highest payback regardless of the Agency involved. Jim also explained that [REDACTED] had been tasked to do an energy analysis and that if the variable air volume system seemed financially advisable from a payback comparison that GSA might very well think some more about funding it. Dale indicated that the analysis is in process now and that any work would be funded perhaps as early as FY 1978. The next [REDACTED] design task will be for the flushing and cleaning of the secondary water system. Jim indicated that he would check to ascertain GSA's ability to fund this project at approximately \$90,000 as he felt it a GSA responsibility.

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[REDACTED] Tony summed up the management of the [REDACTED] as "scandalous incompetence". This descriptive term caused uncomfortable squirming around the table, but illicited no disagreement from anyone present. Mr. Huber alluded to a visit to the Headquarters Building in November 1974 at which time this machine was disassembled and inoperative after being frozen up during construction. Mr. Marriotti stated that the contractor had indicated that he would make no further attempt to repair this machine as he was heavy in debt on the effort and could see no success for this project. If that verbal statement by the contractor was followed by a letter, then he would initiate termination of

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contract proceedings. Tony reiterated the Agency's long-standing need for an independent third party to assess the situation and to make recommendations. It should be noted that GSA at one time was committed to this procedure, but unilaterally decided against it for undefined reasons.

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7. Color Laboratory - [REDACTED] described the fast developing requirement in our Printing and Photography facility for correction of ventilation problems to rebalance the HVAC system and to modify the Color Laboratory facility to receive new equipment. He explained that we were presently developing a scope of work and that the modification of the Color Laboratory will probably take precedent over the more extensive corrections required on the HVAC and ventilation items.

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[REDACTED]  
Chief  
Headquarters Engineering Branch, RECD/OL

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